

The regular meeting of the Adams Township Board of Supervisors was held on February 26, 2024, at 7:00 p.m. at the Adams Township Municipal Building, 690 Valencia Road, Adams Township, Mars, PA.

Present at the meeting were Supervisors Russell R. Ford, Ronald J. Shemela, David M. Goodworth and Ronald G. Nacey. Solicitor Michael Gallagher, Chief Shawn Anglum, Township Manager Gary Peaco, Code Enforcement Officer Mike Knox, Assistant Code Enforcement Officer Joseph Julian, and Township Secretary Andrea Dunton. Darryl M. Brandon attended virtually.

Chairman Ford called the meeting to order at 7:13 p.m. with the Pledge of Allegiance.

### **PUBLIC COMMENT**

Tim Stack, 240 Forsythe Road, referenced an article from the Butler Eagle regarding Cranberry Township's target age for residents.

Joseph Honse, 305 Rolling Hills Lane, attended the meeting to discuss his options regarding his neighbor's cattle. He stated that his neighbor faces limitations due to illness and age. Mr. Honse is now set as Power of Attorney and trying to assist with the issues of the cattle getting loose and being neglected.

Mr. Honse is asking the township what his options are. He states that he believes the best next step would be to euthanize the cattle.

Russell Ford stated that at this time, the Farm Bureau has no jurisdiction.

Mike Gallagher suggested that Mr. Honse consult the Area Agency on Aging in order to become guardian to better assist in next steps.

Mr. Ford suggested that Mr. Honse consults with the Township in order to see what options are out there with the state and/or county.

### **APPROVAL OF MINUTES**

On a motion by Ronald J. Shemela and seconded by David M. Goodworth, the minutes of the meeting of February 12, 2024, were approved. All were in favor.

### **PLAN REVIEW**

#### **Mandera, Final Major Subdivision, Table – New Extension through May 31, 2024**

On a motion by Ronald G. Nacey and seconded by Ronald J. Shemela, Mandera Final Major Subdivision was tabled with an extension granted in advance by the developer. Extension is until May 31, 2024. All were in favor.

#### **Macri Subdivision, Re-approval**

On a motion by Ronald J. Shemela and seconded by Ronald G. Nacey, The Macri Subdivision was tabled for re-approval. All were in favor.

#### **Adams Town Center Master Plan, Preliminary and Final Approval**

Mark Lesnik from Hampton Technical Associates was present to represent Adams Town Center along with Ray Nelson, owner/developer.

Seeking Preliminary and Final approval for proposed commercial, retail and restaurants.

Mark Lesnik stated that there are two conditions that were discussed with the Planning Commission involving a traffic light and a potential right turning lane exiting his development.

Ron Olsen stated that he recommends preliminary and final approval contingent on two things as stated in his recommendation letter. The first condition regards a grant that was submitted through the Township to help assist with a traffic light across from Marland Drive. Mr. Olsen stated that if the grant is not approved Mr. Nelson will pay for the traffic light. The second condition was a discussion with the developer of potentially adding a right turning lane exiting the development if needed in the future.

Russell Ford asked why there are conditions and why these weren't addressed before coming in front of the Board.

Mike Gallagher stated that these aren't necessarily conditions, but potential needs in the future and stating the conditions is a means to protect the Township.

Ray Nelson stated that they will not know if the grant will be awarded for a few more months, but regardless the traffic light will be paid for.

Mike Gallagher suggested that a letter be written by the developer stating that in the event the grant is not awarded, the developer is responsible for the traffic light costs.

Russell Ford asked to add a line in the letter that states the developer is responsible for all costs regarding the traffic light until the Township adopts.

Mr. Nelson agreed to these terms and wrote a letter to the Township.

Mr. Gallagher asked Ray Nelson to state for the record that he agrees with the listed requirements.

Mr. Nelson said that he agrees with the requirements.

On a motion by Darryl M. Brandon and seconded by Ronald J. Shemela, Adams Town Center Master Plan was approved for Preliminary and Final approval with two future requirements. All were in favor.

#### 107 Oak Alley/Superior Pools, Final Approval

John Quimby with Superior Pools and Robert Beining with Sheffler & Company attended to represent 107 Oak Alley/Superior Pools plan.

Proposing office space and a show room for Superior Pools at 107 Oak Alley.

On a motion by Ronald G. Nacey and seconded by David M. Goodworth, 107 Oak Alley/Superior Pools was approved for Final Approval. All were in favor.

#### **OLD BUSINESS**

##### Adams Area Fire Department Workers Compensation Payment

On a motion by Ronald J. Shemela and seconded by David M. Goodworth, the Adams Area Fire Department Workers Compensation payment was tabled. All were in favor.

##### Pickleball, Basketball Court and Parking Lot to be Advertised for Bid

On a motion by David M. Goodworth and seconded by Ronald J. Shemela, the bid advertisement for park projects was approved. All were in favor.

#### **NEW BUSINESS**

##### Liquor License Transfer Hearing – Shoppes at Adams Ridge

On a motion by Ronald J. Shemela and seconded by David M. Goodworth, the Liquor License transfer hearing date for Shoppes at Adams Ridge was set to be held on March 25<sup>th</sup> at 5:45 p.m. All were in favor.

#### **ADJOURNMENT**

On a motion by Ronald J. Shemela and seconded by David M. Goodworth the meeting was adjourned at 8:06 p.m. All were in favor.

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Andrea C. Dunton, Township Secretary